GSA Advantage!

Martin Luther King, Jr. Federal Building
McKenney's was the mechanical contractor on Phases I and III renovations.

SINS OFFERED	003 01	Smart Buildings System Integrator
	871 206	Building Commissioning Services
	871 207	Energy Audit Services
	811 005	Refrigeration, HVAC, Boiler and Chiller HVAC
	003 97	Ancillary Repair and Alterations
	003 100	Ancillary Supplies and/or Services
	871 100	Ancillary Supplies and/or Services

McKenney's, Inc.
1056 Moreland Industrial Blvd
Atlanta GA 30316
www.mckenneys.com

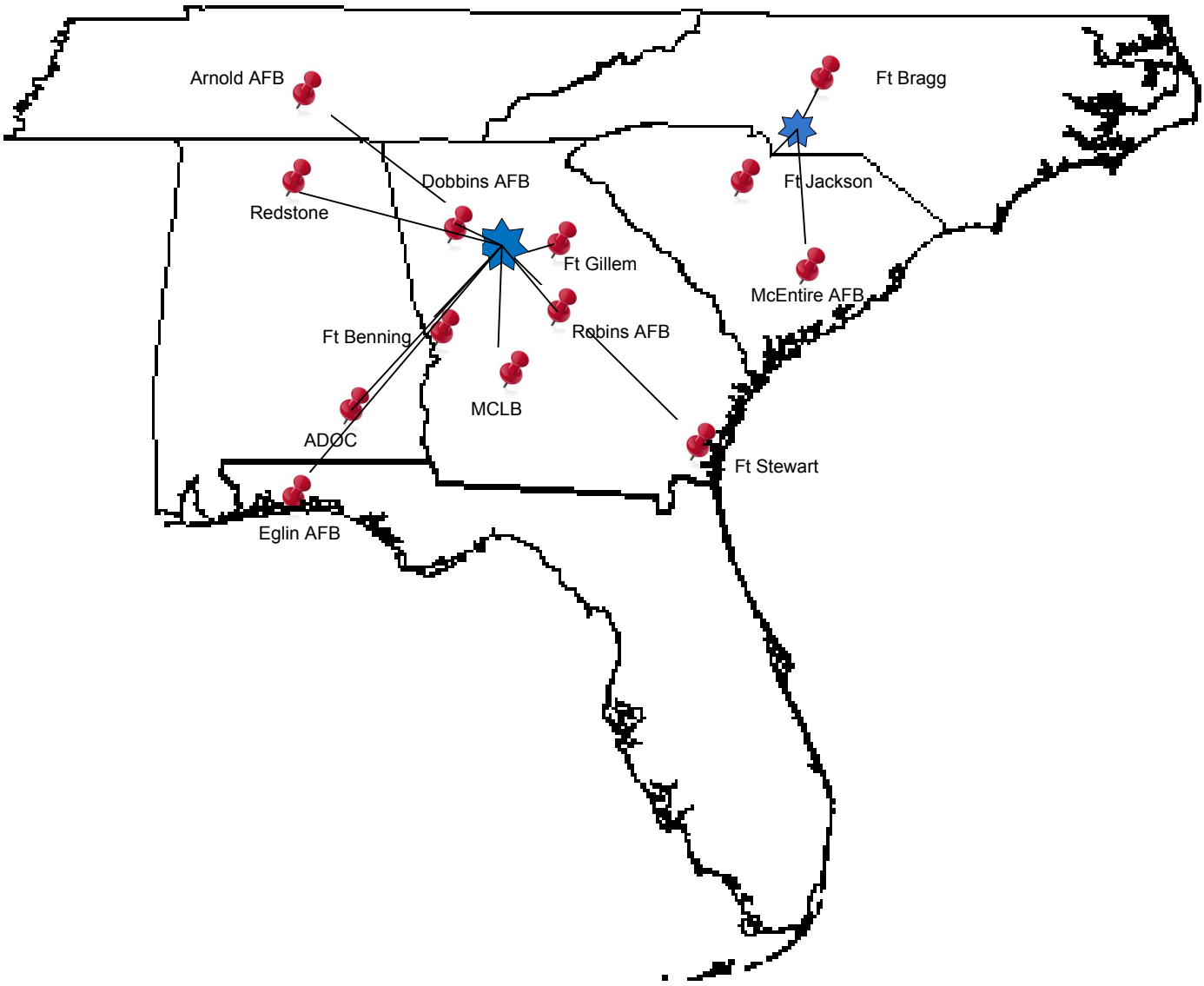
Tony Trentini
Director, Government Facilities
tony.trentini@mckenneys.com
404-624-8662

Company Profile

As the Southeast's most trusted name in mechanical contracting and engineering, McKenney's offers a complete cycle of services for heating, ventilation, building automation and control, air conditioning, process piping, plumbing, and service and maintenance. For more than 60 years our proven approach has ensured high-quality, energy-efficient solutions at every stage of a building's life cycle. In-house capabilities including engineering, fabrication, construction, automation and control solutions, building commissioning, retro-commissioning and 24/7 service and maintenance — give us firm control over the quality, timing and energy efficiency savings of every project. Our team of nearly 50 LEED® Accredited Professionals offer proven design expertise and provide valuable insights for clients exploring green building practices. McKenney's is classified as a large business according to our primary NAICS 238220 -Plumbing, Heating, and Air-Conditioning Contractors, with 750 employees. We actively subcontract small businesses and have approximately 200 prequalified small business subcontractors. We also have an active SBA-approved Mentor/Protégé program.

McKenney's is a financially stable company with annual average revenues of $160,000,000. We have been supplying services in line with SIN 811 005 Refrigeration, Heating, Ventilation, Air Conditioner, Boiler and Chiller HVAC Maintenance and SIN 003 01 Smart Buildings System Integrator (along with providing 003 97 Ancillary Repair and Alterations, and 003 100 Ancillary Supplies and/or Services Relating to Facilities Maintenance and Management Solutions for Real Property). We have also been supplying services in line with SIN 871 206 Building Commissioning Services and SIN 871 207 Energy Audit services (along with providing SIN 871 100 Ancillary Supplies and/or Services Relating to Energy Management, Water Conservation and Support Services). Providing ancillary repair and alterations, and ancillary supplies and/or services are only a part of the services we provide.

McKenney's is a landmark in the Southeast, providing support to many commercial and government facilities. We have performed work at Robins Air Force Base, the Marine Corp Logistics Base, Fort Stewart, Fort Gillem, Fort Benning, the Alabama Department of Corrections, the Martin Luther King, Jr. Federal Building, the Georgia Aquarium and numerous office buildings in downtown Atlanta.


Arnold AFB
Ft Bragg
Redstone
Dobbins AFB
Ft Jackson
Ft Gillem
McEntire AFB
Ft Benning
Robins AFB
MCLB
ADOC
Ft Stewart
Eglin AFB

SIN 003 01 Smart Buildings System Integrator

Includes the comprehensive integration of building systems and typical building systems to be integrated include: building automation, life safety, telecommunications, facilities management, security, energy and environmental control, HVAC, lighting, building envelope, access control, power management, cabling infrastructure/wireless, VOIP, video distribution, video surveillance, data network, etc. Typical integration functions include, but are not limited to:

- Requirements analysis
- Strategic systems planning
- System configuration
- Implementation alternatives
- Integration planning,
- System component acquisition
- Component integration
- Operational training and support
- Monitoring, reporting and managing of the systems
- Testing and analysis
- Interaction with building operations centers
- Collection/manipulation of smart building component data
- Configuration management and control
- Design-guide development
- Systems maintenance

McKenney's Experience. AT&T needed to expand and upgrade their eight year old, 250,000 sq. ft. web-hosting data center in Lithia Springs, Georgia. The scope of work included controls expansion and the comprehensive integration of building systems and technology, using non-proprietary and open architecture open protocol Niagara graphics for reference by AT&T.

We integrated a Liebert Liquitector into the computer room air conditioning (CRAC) units to allow internal information from the CRAC to be relayed to the front-end computer which would not normally be available via standard hard-wire monitoring of general alarms. The power monitoring system was expanded to monitor new PDU's through an interlock to the PDU's on-board meters. We provided overall project management and coordination of power monitoring system (IPAM).

The Results

We integrated existing building systems and technology, and the new controls expansion using the AX Workbench tool. For communication to existing and new HVAC and electrical equipment, we used standard control system protocols including LON, BACnet and Modbus. In performing the work, we used a BACnet Portable Engineering Station Configuration, Commissioning and Diagnostic Tool, Hand Held Operators Tool, LON Portable Engineering Tool, and a Portable Engineering Station and Operator's Terminal.

SIN 871 206 Building Commissioning Services

Including, but not limited to, comprehensive building commissioning services on new construction, major modernization projects, and existing energy consuming buildings and facilities designed to ensure the building systems are designed and built to operate as efficiently as possible. This includes re-commissioning and retro-commissioning services. Energy efficient buildings certification programs such as LEED may be included.

McKenney's Experience Georgia Power requested their Environmental Laboratory, located at 5131 Manor Road, Smyrna, Georgia, undergo a comprehensive building commissioning (**SIN 871 206**) to ensure it was achieving optimum operational efficiency, and for the purpose of identifying and implementing cost-effective improvements. For the successful completion of the project McKenney's rented (**SIN 871 100**) and temporarily installed equipment, purchased small tools, and used a small business subcontractor for controls support. McKenney's Engineering Solutions and Systems Performance groups, consisting of Professional Engineers, LEED Accredited Professionals, skilled building services and controls staff, as well as 62 years of mechanical construction expertise and detailed commissioning, were engaged to provide these services. McKenney's employed the use of their Engineering Services and retro-commissioning services in fulfilling the customer's requirements.

For the chiller plant, we tested individual pieces of equipment and documented setpoints (i.e. chilled water supply temperature), measured supply, return chilled water temperature and flows. We measured actual performance (kW/Ton), documented and evaluated the sequence of operations for the given application.

Likewise, for the air distribution system, including air handling unit, ducting, related fans in zone, related terminal boxes, etc., we tested individual pieces of equipment and documented setpoints (i.e. supply air temperatures), measured supply, return, mixed, and outside air temperatures, and verified proper chilled water valve operation.

The Results

We focused on the facility's two principal electric consuming systems, the chiller plant, and associated equipment such as pumps, valves, etc, and the air distribution system including air handling unit, ducting, related fans in zone, related terminal boxes, etc., as well as, heating system and HVAC and lighting controls systems. We sketched the systems schematics and evaluated them for the given application. We also tested and evaluated how well the equipment and the systems are integrated with each other.

SIN 871 207 Energy Audit Services

Including, but not limited to, developing, executing, and reporting on audit plans and/or perform energy and water audit services. Energy audits may range from cursory to comprehensive. Including, but not limited to data collection, data analysis, benchmarking with tools such as Energy Star, and written recommendations of suggested upgrades of electrical and mechanical infrastructure, including their impact on energy consumption and pollution can include recommendations for using alternative Energy Sources. Energy efficient buildings certification programs such as LEED may be included.

McKenney's Experience One Wachovia Center is a 42-story office tower built in 1986, located in the heart of Charlotte, North Carolina's financial district. McKenney's was contracted to provide a comprehensive engineering analysis and written recommendations for an upgrade to the facility's infrastructure. McKenney's accomplished this through the use of an energy audit analysis (**SIN 871 207**), and included a payback analysis with time frame, for modifications to the building's existing 2000 ton chilled water plant.

McKenney's Professional Engineer, Commissioning Technician and Project Engineer developed, executed and reported on an audit plan and performed energy and water audit services. This was a comprehensive energy star audit carried out on the existing chiller plant and the operation of the existing data center. Industry standard tools and state-of-the-art technologies were utilized such as Energy Star audit and benchmarking. We reviewed and analyzed 24 months of utility bills, reviewed the existing chiller system components and the operation of the existing data center. We evaluated the water-cooled centrifugal chillers, chilled water pumps, condenser water pumps, variable frequency drives, and plate and frame heat exchanger. McKenney's produced system schematic flow diagrams identifying major system components of the current plant configuration. McKenney's temporarily installed logging equipment on the existing chillers for data collection to measure the current efficiencies of the chillers. The system components which effect chiller plant load were modeled in TRACE 700 software to generate accurate system load profiles and model energy consumptions/costs. The system load profiles along with the manufacturer-provided chiller operation efficiencies was used to calculate life cycle costs of various chillers.

The Results

We recommended a solution with the optimal plant configuration and a 20 year life cycle cost analysis with annual electricity savings estimated at 4.5 million kW-hours per year for the facility through the use of high efficiency chillers and the application of variable volume pumping on the chilled water systems, while living within the constraints of the existing chilled water coils.

SIN 811 005 Refrigeration, HVAC, Boiler and Chiller HVAC

Services related to providing heating and ventilation services. Service could include, but are not limited to, cleaning; air balancing; restoration and de-contamination of HVAC systems or any combination of providing plant equipment; materials; tools; transportation; supervision; labor to perform all repairs; periodic preventive maintenance (PPM); and emergency service work calls to ensure continual operations of refrigeration; heating; ventilation; air conditioner; boiler; geothermal heat pump systems; renewable energy Systems; and boiler and chiller systems.

McKenney's Experience Georgia Aquarium, the largest aquarium in the world, was completed in 2005. As part of the original project team, McKenney's provided HVAC, piping, plumbing, and a controls system, to accommodate all the diverse environments within the building's 500,000-square-foot space. McKenney's provided HVAC controls to keep visitors comfortable in the meeting rooms, dining area, movie theater and large atrium, and teamed with aquarium experts to provide Life Support System (LSS) controls for 37 tanks filled with more than eight million gallons of both fresh and salt water and housing more than 100,000 animals, each with their own unique set of requirements.

In January 2006, Georgia Aquarium entered into a Preferred Service Maintenance Agreement (**SIN 811 005**) with McKenney's Inc., ongoing to this present day. Following an annually designated schedule, we perform a comprehensive inspection of all of the facility's HVAC and chiller systems, and provide written work orders indicating necessary improvements or repairs. We perform ancillary repair and alterations (**SIN 003 97**) and provide ancillary supplies and services (**SIN 003 100**) when needed to complete the primary scope of work. Emergency service is provided 24 hours per day. McKenney's renders instruction in the operation of the equipment to provide for the greatest operating efficiency.

The Results

Quarterly, all equipment filters are changed and we provide a visual inspection on the Trane centrifugal chillers. The condenser and chilled water pumps are visually inspected, checking amps, pressures, and coupling alignment. Rooftop units, exhausts, Liebert units and fan coil units are inspected quarterly, checking amps, pressures, belts and filters, visually inspecting evaporator and condenser coils, and drain pans. Belts and HEPA filters are changed annually. We provide an annual inspection of the chillers consisting of brushing the condenser tubes, inspecting the starter, leak checking, oil/refrigerant filter replacement and taking an oil sample for analyses. Annual boiler inspection includes visual and operational inspection of burner, gas train, boiler controls, safeties and vent stack, tube brushing and vent cleaning.

SIN 003 100 Ancillary Supplies and/or Services

Ancillary supplies and/or services are support supplies and/or services which are not within the scope of any other SIN on this schedule. These supplies and/or services are necessary to compliment a contractor's offerings to provide a solution to a customer requirement. This SIN may be used for orders and blanket purchase agreements that involve work or a project that is solely associated with the supplies and/or services purchased under this schedule. This SIN EXCLUDES purchases that are exclusively for supplies and/or services already available under another schedule. Special Instructions: The work performed under this SIN shall be associated with existing SIN(s) that are part of this schedule. Ancillary supplies and/or services shall not be the primary purpose of the work ordered, but be an integral part of the total solution offered. Ancillary supplies and/or services may only be ordered in conjunction with or in support of supplies or services purchased under another SIN(s) of the same schedule. Offerors may be required to provide additional information to support a determination that their proposed ancillary supplies and/or services are commercially offered in support of one or more SIN(s) under this schedule.

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2010, 2009, 2008

SIN 003 97 Ancillary Repair and Alterations

Repair and Alterations ancillary to existing SINs under this Schedule. Ancillary Repair and Alterations projects are those (1) solely associated with the repair, alternation, delivery or installation of products or services also purchased under this Schedule, and which are (2) routine and non-complex in nature, such as routine painting or carpeting, simple hanging of drywall, basic electrical or plumbing work, landscaping, and similar noncomplex services. This SIN EXCLUDES: (1) major or new construction of buildings, roads, parking lots and other facilities; (2) complex R&A of entire facilities or significant portions of facilities, and (3) architect-Engineering Services subject to Public Law92-582. The work performed under this SIN shall be associated with existing SINs that are part of this Schedule. Ancillary Repair and Alterations shall not be the primary purpose of the work ordered but be an integral part of the total solution offered. Ancillary repair and alteration services may only be ordered in conjunction with or in support of products or services purchased under this Federal Supply Schedule contract.

SIN 871 100 Ancillary Supplies and/or Services

Ancillary supplies and/or services are support supplies and/or services which are not within the scope of any other SIN on this schedule. These supplies and/or services are necessary to compliment a contractor's offerings to provide a solution to a customer requirement. This SIN may be used for orders and blanket purchase agreements that involve work or a project that is solely associated with the supplies and/or services purchased under this schedule. This SIN EXCLUDES purchases that are exclusively for supplies and/or services already available under another schedule. Special Instructions: The work performed under this SIN shall be associated with existing SIN(s) that are part of this schedule. Ancillary supplies and/or services shall not be the primary purpose of the work ordered, but be an integral part of the total solution offered. Ancillary supplies and/or services may only be ordered in conjunction with or in support of supplies or services purchased under another SIN(s) of the same schedule. Offerors may be required to provide additional information to support a determination that their proposed ancillary supplies and/or services are commercially offered in support of one or more SIN (s) under this schedule.

McKenney's provided HVAC, piping, plumbing and a controls system, to accommodate all the diverse environments within the building.

Price List

Labor Categories	*Hourly Rate*
Service Technician	$94.26
Professional Engineer	$134.42
Project Manager	$97.42
Software Developer (McKenney's Facility)	$89.59
Software Developer (Customer Facility)	$99.68
Application Engineer	$71.52
Quality Control Engineer	$71.52
Building Automation System (BAS Tech) Field	$98.42
Automation Specialist	$83.28
CADD Drafter	$73.19
Material Coordinator	$41.64
Administrative Assistant	$41.64
Accounts Receivable Associate	$51.74
Operations Manager	$103.58
Energy Audit/Commissioning Technician	$92.27

These prices are inclusive of the IFF rate forwarded quarterly to the GSA as a fee.

Labor Category Descriptions

Labor Category	*Description*
Service Technician	Installs, services and repairs environmental control systems, HVAC equipment, chillers and boilers; utilizes hand tools, blueprints, engineering specifications, OEM maintenance and repair procedures.
Professional Engineer	Responsible for concept development, engineering oversight, standards adherence and code compliance.
Project Manager	Responsible for day-to-day management of project fulfillment including project documentation, site coordination, material logistics, field resource supervision and customer interaction.
Software Developer (McKenney's Facility)	Responsible for program development or site configuration other than on site. Development includes standard program blocks, non-site specific code de-bugging, integration middleware development and site R&D.
Software Developer (Customer Facility)	Responsible for site specific code development including server side data storage, analytics, graphics screens development, code de-bugging, and final site software commissioning.
Application Engineer	Responsible for the development of site specific hardware architectures and overall shop drawing development and oversight. Consults with the Professional Engineer to ensure code compliance and strict adherence to customer design guidelines.
Quality Control Engineer	Responsible for continuous oversight of overall fulfillment effort to insure overall Quality Assurance. The QC Engineer has veto authority over the Application Engineer and the Professional Engineer in matters of code and guideline adherence.

Labor Category Descriptions

Labor Category	*Description*
Building Automation System (BAS Tech) Field	Responsible for site installation and system hardware configuration including device installation, point to point wiring terminations and check out, device commissioning and owner training.
Automation Specialist	Responsible for site software implementation and checkout including validation of hardware functions, accurate representations of sensed data, device level integrations, site server set-up and owner training.
CADD Drafter	Tasked with the development of detailed point to point wiring diagrams and assembly of project documentation as directed by the Application Engineer, Project Manager and the Professional Engineer.
Material Coordinator	Responsible for material take-off from approved site diagrams and material logistics from point of sale to point of installation.
Administrative Assistant	Responsible for correspondence, project file maintenance, Certified Payrolls, RFI logs, transmittal development, and general administrative support.
Accounts Receivable Associate	Responsible for project billings and general receivables correspondence, collections and coordination.
Operations Manager	Provides general oversight of the Project Manager and associated Project Superintendents. Also is responsible for training of fulfillment resources, tools procurement, coordination of mobile staff transportation and field coordination software maintenance.
Energy Audit/Commissioning Technician	Use of test equipment to obtain measurements for data collection, install monitoring equipment, manage building HVAC and monitor systems and components. Performs other general maintenance and repair of equipment/buildings requiring practical skill, knowledge in such trades as painting, carpentry, plumbing, masonry and electrical work.

Purchasing Information

Contractor	McKenney's, Inc. 1056 Moreland Industrial Blvd Atlanta, GA 30316 www.mckenneys.com
Contract Number	GS-21F-0101X
Contract Period	April 2011—April 2016
SIN(s) Awarded	003 01 Smart Buildings System Integrator 871 206 Building Commissioning Services 871 207 Energy Audit Services 811 005 Refrigeration, HVAC, Boiler and Chiller HVAC 003 97 Ancillary Repair and Alterations 003 100 Ancillary Supplies and/or Services 871 100 Ancillary Supplies and/or Services
Minimum/Maximum Order	$1,000/$1,000,000
Geographic Coverage	Domestic
Discount from List Prices	1% on contracts greater than $300,000 with payment made in 15 days
SIN 003 97	Material pricing is based upon Carrier- RCD price schedule for Commercial Applied (CMA) Parts List Products for 2011, dated January 1, 2011, plus a 10% Administrative fee.
Payment Terms	Net 30
Payment Methods	Electronic Funds Transfer (EFT), Check, Government Procurement Card
Time of Delivery	Determined at time of proposal
FOB Point	Destination
Primary NAICS	238220
Primary Contact	Tony Trentini, Director, Government Facilities tony.trentini@mckenneys.com 404-624-8662
Alternate Contact	Gail Small, Administrative Assistant, Government Facilities gail.small@mckenneys.com 404-624-8642